LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34024CBU80 Price: 798 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (765 000 EUR without fees)

Exceptional real estate complex comprising two houses located in a quiet area

INFORMATION

Town:	Argoules
Department:	Somme
Bed:	8
Bath:	6
Floor:	458 m2
Plot Size:	3378 m2

IN BRIEF

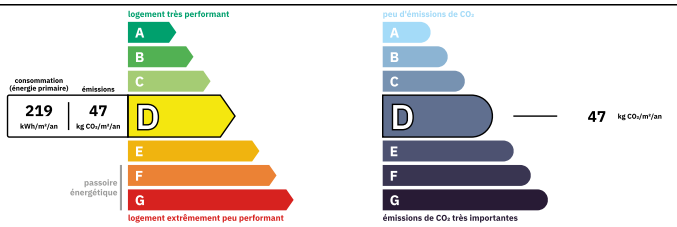
Nestled in an idyllic and peaceful setting, in the heart of a village with a rich historical past, this house was once a large hunting lodge, adjacent to the Château d'Argoules, dating from before the French Revolution. The estate, with its typical enclosed courtyard, includes original buildings such as the stables, the hunting kennel and the dovecote, which rises well above the other buildings.

It is the perfect place for a main residence or a gîte and tourist accommodation business. The second house is an authentic rustic stable, converted and fully restored.

The whole has been tastefully renovated, preserving many original features, including beams and an open fireplace.

Under certain conditions, the owner can leave the equipment and furnishings.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4110 € et 5630€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe habitation: **EUR**

NOTES

DESCRIPTION

This magnificent property is located 25 minutes from Fort-Mahon-Plage and its beaches, 35 minutes from Le Touquet, 1 hour from Calais, 1 hour 20 minutes from Beauvais and its airport, 1 hour 30 minutes from Dieppe, 2 hours from Paris, and is composed of:

Main house
Ground floor
Kitchen 30.1 m²
Back kitchen 4.52 m²
Dining room 17.77 m²
Living room 44 m²
Small octagonal room under the tower 19 m²

Floor 1
Master suite with shower room + wc 18 m²
Master suite with bathroom + wc 20.5 m²
Bedroom 36.5 m²
Bathroom 4 m²
Shower room + wc 3.5 m²
Dressing room

Floor 2
Bedroom 15.75 m²
Reading room(in the tower) 4.8 m²

Multifunctional room under the terrace 70 m²

Extension - Floor 1
Therapy room / office 7.5 m²
Gym / office 9.35 m²
Laundry room 3.81 m²

Extension - Garden level
Laundry room 37 m²
Workshop 48 m²

Second house
Ground floor
Kitchen / living room 34 m²
Bathroom + toilet 7.4 m²
Bedroom 16 m²